

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

WORKSESSION MINUTES

April 17, 1997

A Worksession of the Manistee City Planning Commission was held on April 17, 1997 at 7:00 p.m. in City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Kristie Harless, John Lakos, John Serocki, Roger Yoder, Duane Jones, Mike Fatke, Richard Franckowiak

MEMBERS ABSENT: Matthew McShane, Tony Slawinski

OTHERS PRESENT: Lori Donnan (Zoning Administrator), Ray Fortier (City Council)

Chairman Yoder called the Worksession to order at 7:00 p.m.

Discussion focused upon Manufactured Housing Rules and Regulations, and Zoning Ordinance issues relating to new construction within the City. Members reviewed related municipal ordinances concerning roof pitch specifications and aesthetically compatible factors.

After examining all of the relevant material, members discussed the possibility of changing the roof pitch requirements from a minimum of 3:12 to a minimum of 4:12. It was noted that a significant amount of new construction homes were currently being built with a roof pitch of 4:12 or greater. Members also determined that a compatibility clause would be beneficial to have in the Zoning Ordinance. This compatibility clause would look at the aesthetics of a proposed new construction home to the aesthetics of 20% of the houses within 2,000 feet of the proposed parcel site.

Members requested Donnan confer with the Office of Housing and Urban Development for their new home construction specifications. Donnan agreed to have that information available for review by May 1, 1997.

Members also discussed putting the roof pitch and compatibility ordinance specifications on May's agenda for endorsement. It was noted that once the Planning Commission endorses the proposed specifications, they will then go before the Ordinance Committee and City Council for further approval.

There being no further discussion, the Worksession was adjourned at 8:03 p.m.

Respectfully Submitted,



Lori L. Donnan
Administrative Assistant/Zoning Administrator